

82 Wood Manor Place

Village of Grogan's Forest

List of Recent Upgrades In the Amount of Approx. \$123K

- 2016: Lennox Signature Collection - Whole system replacement for 1st floor \$46,000
 - Lennox XC25 5 ton unit (A/C)
 - Lennox SL280UH (furnace)
 - Configured for 3 zones with iHarmony zoning.
 - The energy efficient variable speed compressor on both A/C and Heat boasts whisper quiet climate control.
 - Pure Air Air Purification System
 - Reme-Halo air purifier (UV light)
 - Lennox iComfort S30 Smart thermostat is Alexa compatible and can be controlled with the Lennox app remotely.
 - New ductwork
 - 10 year warranty on Parts only (expiration: 6/4/2026)

- 2018: Lennox Elite Series – Whole system replacement for 2nd floor
 - Lennox XC20 3 ton unit (A/C)
 - Lennox SL280 (furnace)
 - Variable speed energy efficient compressor controls 1 zone currently but has enough capacity for future attic expansion if desired.
 - Lennox iComfort Smart thermostat connects with Alexa and Lennox App for remote control of system.
 - 10 year warranty on Parts & Labor (expiration: 6/2/2028)

Entire system was installed and has been maintained faithfully twice a year by Morrow Mechanical, a Lennox Premier Dealer.

- 2014: French drain to street from front door courtyard using PVC pipe, not landscape accordion plastic pipe. \$ 2,500
- 2016: Extra long sheer HD Duette blinds in dining, kitchen & living room \$13,500
 - Custom built wood valance boxes
 - Custom wooden plantation shutters in 2 secondary bedrooms
 - Extra large custom wooden plantation shutters in guest suite
 - Sheer and room darkening remote control blinds in Primary Bedroom
- 2016: Limestone natural stone floor in kitchen, powder room & laundry room \$13,500
 - KitchenAid dishwasher
 - Backsplash tile

- 2016: Professional landscaping including trees/shrubbery along the street side of the house for privacy \$20,000
- 2017: Primary closet fitted with a California Closet \$13,500
- 2017: Hall bath subway tile in shower, frameless glass, tile flooring \$ 6,000
- 2020: Hunter Hydra-wise Wi-Fi enabled irrigation controller \$ 1,100
- 2021: French drains in back yard to street \$ 4,000
- 2021: Garbage disposal replacement \$ 350
- 2021: Whole house electrical surge protector with Bradbury Bros \$ 900
 - Several switches and one breaker replaced to improve breaker
 - Box and be reflective of current standards
- 2016/21: Ceiling fans with light kits in all bedrooms/living room/back porch \$ 1,800

Average utility bills (2021)

Gas: \$33.61 - Electric: \$130.84 - MUD#60 Water: \$66.14